



BELL'S BEACH FIRST ADDITION

Section 19, Township 30N., Range 3 E.W.M.

Scale: 1" = 100'

★ = Concrete Monument

DESCRIPTION

Part of Lots 1, 2 and 4, Block "A" Plat of Saratoga as recorded on Page 25, Volume 2 of plats, Records of Island County, Washington and described as follows:— Beginning at the Northeast corner of Lot 4, Block "B", Plat of Saratoga, said point also being the Initial Point of the Plat of Bell's Beach as recorded in Volume 3, Page 53 of Plats, Records of Island County. Thence $N74^{\circ}31'W$ 310.47 feet, thence along a curve to the right with a radius of 241.83 feet for an angle of $30^{\circ}42'30"$ 129.61 feet, thence $N43^{\circ}48'30"W$ 305.22 feet, thence $346^{\circ}11'30"W$ 42.42 feet, thence $N40^{\circ}11'13"W$ 620.19 feet, thence $N48^{\circ}20'E$ 450.05 feet to the Meander Line of Saratoga Passage, thence $S41^{\circ}38'E$ 816.02 feet along said Meander Line, thence $S17^{\circ}01'36"W$ 334.15 feet, thence $S74^{\circ}31'E$ 282.54 feet to the West Boundary of the Plat of Bell's Beach, thence $S0^{\circ}30'W$ along the said boundary of Bell's Beach 108.05 feet to the True Point of Beginning. Together with all Tidelands of the second class abutting upon and adjacent to the above described land. And all lying in Section 19, Township 30 North, Range 3 E.W.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that David E. Bell and Elizabeth W. Bell, his wife, the undersigned, owner in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public for— ever all streets, avenues, easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes, also the right to make all necessary slopes for the cuts and fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets, places, etc., shown hereon. Also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following restrictions:

No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 20 feet to the margin of any street or road. No lot, tract or portion of a lot or tract of this plat shall be divided and sold, or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 square feet or less than 60 feet in width of its narrowest part.

In Witness Whereof, we have hereunto set our hands and seals this 17 day of June 1952.

David E. Bell
Elizabeth W. Bell

ACKNOWLEDGEMENT

State of Washington ss.
 County of Island

This is to certify that on the 17th day of June A.D. 1952 before me the undersigned, a Notary Public, in and for the State of Washington, duly commissioned and sworn, personally appeared David E. Bell and Elizabeth W. Bell his wife, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged to me that they signed and sealed the same as their free and voluntary act and deed, for the uses and purposes mentioned therein. In Witness Whereof, I have hereunto set my hand and seal the day and year first above written.

David E. Bell
 Notary Public in and for the State of Washington
 Residing at, Couderville, Washington

TITLE CERTIFICATE

We the undersigned do hereby certify that the record title to the lands herein described is vested in David E. Bell and Elizabeth W. Bell, in fee simple, subject to local improvement assessments, if any, and subject to the following encumbrances: Subdivided into lots, blocks and tracts as shown on the plat.

In testimony whereof the Skagit-Island Counties Abstract Company has caused its corporate name to be hereunto subscribed, its corporate seal to be affixed this 2nd day of June A.D. 1952, at 8:00 o'clock A.M.

Skagit-Island Counties Abstract Company
By: [Signature]

TREASURERS CERTIFICATE

I, Nola C. Howard, Treasurer of Island County Washington, hereby certify that all taxes on the above property are fully paid paid to and including the year 1953.

APPROVAL

Approved by me this 1st day of July 1952.
Nola C. Howard
 County Treasurer

SURVEYORS CERTIFICATE

I, Floyd J. Waite hereby certify that the annexed Plat of Bell's Beach First Addition was made from an actual survey; that the distances and courses of angles are shown thereon correctly, the monuments have been set and all lot and block corners have been staked on the ground. Witness my hand and official seal this 30th day of May A.D. 1952.

Floyd J. Waite
 Registered Land Surveyor
 Cert. No. 2466

APPROVAL

Approved by the Board of County Commissioners this 1th day of July A.D. 1952.
[Signature]
 County Auditor
[Signature]
 Board of County Commissioners

RECORD

Filed for record at the request of David E. Bell on July 14 1952 at 25 minutes past 8:00 A.M. and recorded in Volume 4 of Plats, Page 68, Records of Island County, Washington.

By: [Signature]
 County Auditor
[Signature]
 Deputy

